

# \$295,000 - 310, 836 Royal Avenue Sw, Calgary

MLS® #A2250546

## \$295,000

1 Bedroom, 1.00 Bathroom, 589 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

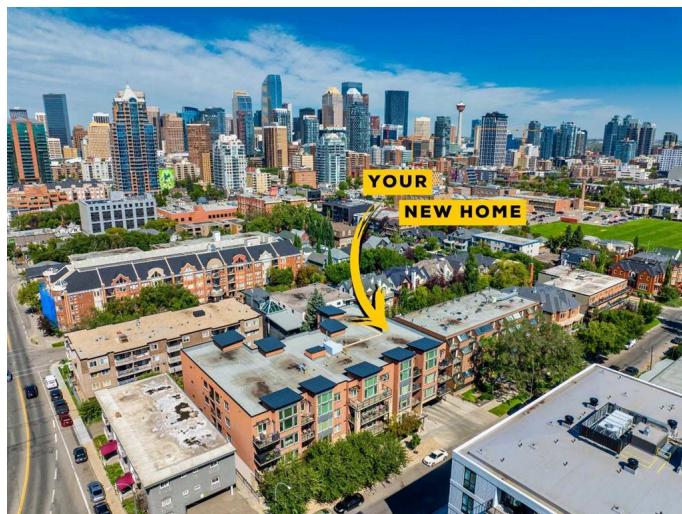
Looking for a stylish condo in the heart of Lower Mount Royal? This open-concept unit features heated hardwood floors, a modern kitchen with an eat-in bar and a wine fridge, and a dining area with custom built-ins - perfect for a coffee bar! The spacious bedroom with plenty of closet space connects to a Jack and Jill ensuite bath, with a convenient laundry closet. Comes with titled parking near the elevator, extra storage, and dedicated bike space—all in a pet-friendly building just steps from countless shops, restaurants, parks, and other amenities!

Built in 2013

## Essential Information

MLS® #	A2250546
Price	\$295,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	589
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information



Address	310, 836 Royal Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0L3

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Snow Removal
Parking Spaces	1
Parking	Stall, Titled, Underground

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	In Floor
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Stone, Stucco, Wood Frame

### **Additional Information**

Date Listed	August 21st, 2025
Days on Market	1
Zoning	M-C2

### **Listing Details**

Listing Office	Real Broker
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